



SCALE: 1" = 800'±

LAND NOW OR FORMERLY OF  
SAXON ASSOCIATES  
ZONING: CA  
/USE: APARTMENTS

(V) VARIANCE  
(EN) EXISTING NON-CONFORMITY  
(\*) CALCULATION IS PERFORMED USING THE NEW CONSOLIDATED LOT AREA OF 73,791.9 SF  
(\*\*) CALCULATED AREA EXCLUDES AREA WITHIN THE REQUIRED 25 FT RESIDENTIAL BUFFER.  
(\*\*\*) REQUIRED BUFFER RELAXATION APPROVED FROM PLANNING BOARD

(I\*) THE APPLICATION PROPOSES THE CONSOLIDATION OF LOT 8 AND LOT 18 INTO ONE TAX PARCEL. THE ZONING ANALYSIS HAS BEEN PERFORMED ASSUMING THIS CONSOLIDATION.

(IV) VARIANCE

(I\*) THE MINIMUM SIDE YARD SETBACK IN THE B-1 DISTRICT IS 10 FT, HOWEVER, WHEN ABUTTING A DISTRICT OTHER THAN B-1 THE MORE RESTRICTIVE SETBACK BETWEEN THE TWO DISTRICTS APPLIES. THUS, THE MINIMUM SIDE YARD SETBACK FOLLOWS THAT OF THE CA DISTRICT, 50 FT.

(EN) EXISTING NONCONFORMITY

VARIANCE  
REQUIRED PARKING SPACE RELAXATION FROM PLANNING BOARD

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED LIMIT OF IMPROVEMENT
	PROPOSED CHAINLINK FENCE

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK INCLUDING DIMENSIONS, LAYOUT, ETC. PRIOR TO THE BEGINNING OF THE PROJECT. IF DISCREPANCIES IN THE DOCUMENTS SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS AND DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT OBTAINING THE PROPER INSURANCE FOR WORKERS' COMPENSATION, LIABILITY, GENERAL LIABILITY, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT RELY ON THE PROPOSED INFORMATION PROVIDED WITHIN THE PROJECT'S PERMIT APPROVAL. APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE ANY DAMAGE TO ANY PROPERTY NOT CONTROLLED BY THE CONTRACTOR OR ANY PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDETERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO MATCH THE EXISTING TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS FOR THE PROJECT. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR REVIEW, STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION AND TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO EMPLOY AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC TO BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION. IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES OF THE CONTRACTOR TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR.

**J. NAZZARO PARTNERSHIP LP**  
**PROPOSED MEDICAL OFFICE**



SCALE: 1" = 20' PROJECT ID: NYC-220109

TITLE:

## OVERALL SITE PLAN

**DRAWING:**

SP2022-098 **C-4**

SP2022-098

584 Broadway, Suite 310, New York, NY 10012  
Phone 718.606.8305

**SECTION 369, BLOCK 2, LOTS 8 & 18  
12 SAXON AVENUE  
HAMLET OF BAY SHORE, TOWN OF ISLIP  
SUFFOLK COUNTY, NEW YORK**

THE [CINCY] 2022 NYC 230109 | NAZZARO PARTNERSHIP LP, 12 SAXON AVENUE, BAY SHORE NYC 07091, PLOT XXXXANAL SITE DWG